

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 7-22-22
 INITIAL DATE

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 7-22-22
 INITIAL DATE

**3.821 AC "D" MUST TRANSFER
 BEFORE 29.933 AC "A"
 OO-233**

CHURCH OF GOD TRUSTEES
 D.V. 919, P. 580

SPRINGMILL CHURCH OF GOD INC.
 O.R.V. 1405, P. 79

GRANT MILLIRON SR.
 O.R.V. 2294, P. 552

PARCEL "D"
 3.821 AC.
 (SEE NOTE PARCEL "D")

NOTE PARCEL "D"
 THE GRANTEE, HIS HEIRS AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL "D" OF LAND DESCRIBED IN THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPAL BUILDING SITE UNDER APPLICABLE ZONING AND WILL NOT BE CONVEYED BY SAID GRANTEE, HEIRS AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET.

PARCEL "A"
 29.933 AC.

JRM REALTY LTD.
 O.R.V. 871, P. 868

(20.345 AC.)

(9.588 AC.)

JRM REALTY LTD.
 O.R.V. 695, P. 684

C1
 L=731.04'
 R=2254.24'
 Δ=18°34'51"
 C=727.84'
 C.B.=N 43°12'43" W

C2
 L=856.64'
 R=2154.03'
 Δ=22°47'10"
 C=851.01'
 C.B.=S 41°06'44" E

PARCEL "B-C"
 8.434 AC.

JRM REALTY LTD.
 O.R.V. 695, P. 684

BEARINGS ARE BASED ON THE OHIO
 STATE PLANE COORDINATE SYSTEM,
 NAD 83(2011), NORTH ZONE.

LEGEND

- SURVEY MARKER SET—5/8" X 30"
 LG. REBAR SET WITH PLASTIC CAP
 STAMPED RICHLAND ENG. 7375 SET.
- SURVEY MARKER FOUND—5/8" X 30"
 LG. REBAR WITH PLASTIC CAP
 STAMPED RICHLAND ENG. 7209 FOUND.
- MONUMENT BOX FOUND

**SURVEY FOR
 GRANT MILLIRON
 JRM REALTY LTD.**
 SITUATED IN THE TOWNSHIP OF JACKSON,
 COUNTY OF RICHLAND, STATE OF OHIO AND
 BEING A PART OF THE NORTHEAST AND
 SOUTHEAST QUARTER OF SECTION 35,
 TOWNSHIP 22, RANGE 19.



Brian Be Becker 22 July 22

BRIAN BESECKER RLS 7375
 RICHLAND ENGINEERING LIMITED
 A WALLACEPANCHER GROUP COMPANY
 29 NORTH PARK STREET
 MANSFIELD, OHIO 44902

DATE

REL RICHLAND ENGINEERING LIMITED
 A WALLACEPANCHER GROUP COMPANY
 29 NORTH PARK STREET MANSFIELD, OHIO

Description
Parcel "A"
29.933 Acres

Situated in the Township of Jackson, County of Richland, State of Ohio and being a part of the northeast and southeast Quarters of Section 35, Township 22, Range 19, also being all of a 8 acre parcel of land now or formerly owned by JRM Realty, Ltd. as recorded in Official Record Volume 695, Page 684 of the Richland County Recorder's records and part of a 24.1632 acre parcel of land now or formerly owned by JRM Realty, Ltd. as recorded in Official Record Volume 871, Page 868 of the Richland County Recorder's records being further described as follows:

Beginning at survey marker set at the southeast corner of the Northeast Quarter and the northeast corner of the Southeast Quarter of Section 35;

1. Thence **South 00 Degrees 05 Minutes 14 Seconds East** along the east line of the Southeast Quarter of Section 35, a distance of **928.98 feet** to a survey marker set on the northeasterly line of lands now or formerly owned by the Ashland Railway as recorded in Official Record Volume 623, Page 621 of the Richland County Recorder's records;
2. Thence along the northeasterly line of said Ashland Railway lands, along the a non-tangential curve to the left with an **arc length of 731.04 feet**, a radius of **2254.24 feet**, a delta angle of **18 Degrees 34 Minutes 51 Seconds**, a chord bearing **North 43 Degrees 12 Minutes 43 Seconds West**, with a chord length of **727.84 feet**, to a survey marker set;
3. Thence **North 52 Degrees 27 Minutes 58 Seconds West** continuing along the northeasterly line of said Ashland Railway lands, passing through a survey marker set at a distance of 347.47 feet, a total distance of **649.29 feet** to a survey marker set on the north line of the Southeast quarter and the south line of the Northeast Quarter of Section 35;
4. Thence **North 89 Degrees 50 Minutes 00 Seconds East** along the north line of the Southeast quarter and the south line of the Northeast Quarter of Section 35, passing through a survey marker set at 28.50, a total distance of **102.45 feet** to a point on the centerline of State Route 39;
5. Thence **North 18 Degrees 53 Minutes 24 Seconds West** along the centerline of State Route 39, passing through monument boxes found at 73.95 feet and 937.45 feet, a total distance of **973.54 feet** to a point at the southwest corner of lands now or formerly owned by The Springmill Church of God Inc. as recorded in Official Record Volume 1405, Page 79 of the Richland County Recorder's records;

Parcel "A" continued:

6. Thence **South 89 Degrees 53 Minutes 20 Seconds East** along the south line of said Church of God lands, passing through a survey marker set at 101.93 feet on the easterly right of way line of State Route 39, a total distance of **640.22 feet** to a survey marker found of the west line of lands now or formerly owned by Grant Milliron Sr. as recorded in Official Record Volume 2294, Page 552 of the Richland County Recorder's records;
7. Thence **South 01 Degrees 49 Minutes 21 Seconds East** along the west line of said Milliron lands, passing through a survey marker set at 100.00 feet at the southwest corner of said Millirons lands, a total distance of **140.00 feet** to a survey marker set;
8. Thence **South 85 Degrees 53 Minutes 02 Seconds East** a distance of **579.56 feet** to a survey marker set on the east line of the Northeast Quarter of Section 35;
9. Thence **South 00 Degrees 08 Minutes 29 Seconds East** along the east line of the Northeast Quarter of Section 35, a distance of **735.70 feet** to the survey marker set at the Point of Beginning, containing **29.933 acres** of land, more or less, of witch 20.345 acres are in the Northeast Quarter and 9.588 acres are in the Southeast Quarter of Section 35, subject to all highways, easements and use restrictions of record.

This description is based upon an actual field survey. Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), North Zone.

Survey marker set indicates a 5/8" x 30" rebar with plastic cap set stamped "Richland Eng. RLS 7375".

Survey marker found indicates a 5/8" x 30" rebar with plastic cap set stamped "Richland Eng. RLS 7209".



Brian Besecker 22 July 22

Brian Besecker Date
Professional Land Surveyor No. 7375

NEW SURVEY
OF EXISTING PARCEL
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**3.821 AC PARCEL "D" MUST
TRANSFER BEFORE THIS PARCEL
OO-233**

Description
Parcel "B-C"
8.434 Acres

Situated in the Township of Jackson, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 35, Township 22, Range 19 , also being all of a 7.6 acre parcel of land now or formerly owned by JRM Realty, Ltd. as recorded in Official Record Volume 695, Page 684 of the Richland County Recorder's records and being further described as follows:

Commencing at survey marker set at the northeast corner of the Southeast Quarter of Section 35;

Thence South 00 Degrees 05 Minutes 14 Seconds East along the east line of the Southeast Quarter, passing through s survey marker set set on the northeasterly line of lands now or formerly owned by the Ashland Railway as recorded in Official Record Volume 623, Page 621 of the Richland County Recorder's records at a distance of 928.98, a total distance of 1118.98 feet to a survey marker set on the southwesterly line of said Ashland Railway lands at the **Point of Beginning** of the parcel herein described;

1. Thence **South 00 Degrees 05 Minutes 14 Seconds East** a distance of **131.84 feet** to a survey marker set at the northeast corner of lands now or formerly owned by Grant Milliron as recorded in Official Record Volume 6, Page 221 of the Richland County Recorder's records;
2. Thence **South 75 Degrees 34 Minutes 46 Seconds West** along the northerly line of said Milliron lands, passing through a survey marker set at 379.31 feet on the right of way line of State Route 39, a total distance of **459.49 feet** to a point on the centerline of State Route 39;
3. Thence **North 18 Degrees 53 Minutes 24 Seconds West** along the centerline of State Route 39, passing through a monument box found at 177.29 feet, a total distance of **1146.05 feet** to a point on the southwesterly line of said Ashland Railway lands;
4. Thence **South 52 Degrees 27 Minutes 58 Seconds East** alone the southwesterly line of of said Ashland Railway lands, passing through a survey marker set at 117.44 feet on the right of way line of State Route 39, a total distance of **323.18 feet** to a survey marker set;
5. Thence, along the southwesterly line of said Ashland Railway lands, along a curve to the right with an arc length of **856.64 feet**, a radius of **2154.03 feet**, a delta angle of **22 Degrees 47 Minutes 10 Seconds**, a chord bearing **South 41 Degrees 06 Minutes 44 Seconds East**, with a chord length of **851.01 feet**, to the survey marker set at the **Point of Beginning**, containing **8.434 acres** of land, more or less, subject to all highways, easements and use restrictions of record.

Parcel "B-C" continued:

This description is based upon an actual field survey. Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), North Zone.

Survey marker set indicates a 5/8" x 30" rebar with plastic cap set stamped "Richland Eng. RLS 7375".



Brian Besecker 22 July 22

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Description
Parcel "D"
3.821 Acres

Situated in the Township of Jackson, County of Richland, State of Ohio and being a part of the northeast Quarter of Section 35, Township 22, Range 19, also being part of a 24.1632 acre parcel of land now or formerly owned by JRM Realty, Ltd. as recorded in Official Record Volume 871, Page 868 of the Richland County Recorder's records being further described as follows:

Commencing at a survey marker set at the southeast corner of the Northeast Quarter of Section 35;

Thence North 00 Degrees 08 Minutes 29 Seconds West along the east line of the Northeast Quarter of Section 35, a distance of 735.70 feet to a survey marker set at the **Point of Beginning** of the parcel herein described;

1. Thence **North 85 Degrees 53 Minutes 02 Seconds West** a distance of **579.56 feet** to a survey marker set;
2. Thence **North 01 Degrees 49 Minutes 21 Seconds West** a distance of **40.00 feet** to a survey marker set at the southwest corner of lands now or formerly owned by Grant Milliron Sr. as recorded in Official Record Volume 2294, Page 552 of the Richland County Recorder's records;
3. Thence **North 51 Degrees 53 Minutes 27 Seconds East** along the southeast line of said Milliron lands, a distance of **734.61 feet** to a survey marker set on the east line of the Northeast Quarter of Section 35;
4. Thence **South 00 Degrees 08 Minutes 29 Seconds East** along east line of the Northeast Quarter of Section 35, a distance of **534.95 feet** to the survey marker set at the **Point of Beginning**, containing **3.821 acres** of land, more or less, subject to all highways, easements and use restrictions of record.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Parcel "D" continued:

This description is based upon an actual field survey. Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), North Zone.

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